

Unit 3001 - 2600 Williams Island

3001 - 2600 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11544020
Status:	Active
Size:	2,580 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Electric Vehicle Charging Station,Valet Parking
View:	
List Price:	\$2,450,000
List PPSF:	\$950
Valuated Price:	\$2,255,000
Valuated PPSF:	\$874

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	172
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

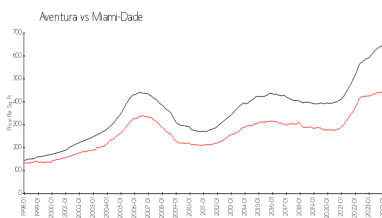
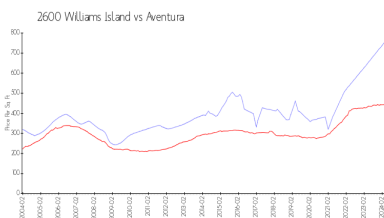
Building Association Information

2600 Island Boulevard Condo Association
 2600 Island Blvd, Aventura, FL 33160
 (305) 937-2006

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1705	3,340 sq ft	Apr 2024	\$2,575,000	\$771
1601	2,580 sq ft	Apr 2024	\$1,900,000	\$736
PH-5	5,880 sq ft	Apr 2024	\$5,795,000	\$986
PH4	4,910 sq ft	Jan 2024	\$3,800,000	\$774
605	3,340 sq ft	Dec 2023	\$2,625,000	\$786

Market Information

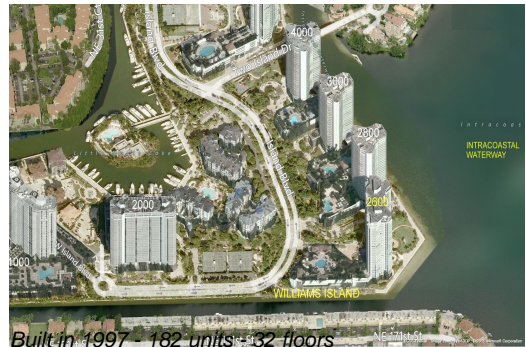


2600 Williams Island: \$757/sq. ft.
 Aventura: \$438/sq. ft.

Aventura: \$438/sq. ft.
 Miami-Dade: \$698/sq. ft.

Inventory for Sale

2600 Williams Island	2%
Aventura	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

2600 Williams Island	208 days
Aventura	87 days
Miami-Dade	81 days